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January 8, 2008

To: ✓ Supervisor Yvonne B. Burke, Chair
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From: William T Fujioka
Chief Executive Officer

HUBERT H. HUMPHREY AND SOUTH HEALTH CENTERS

On September 25, 2007, your Board directed my office to work with the Department of Health Services (DHS) to complete comprehensive facility assessments of the South Health Center and Hubert H. Humphrey Comprehensive Health Center (Humphrey Health Center).

In response to your order, the Department of Public Works (Public Works) retained J.C. Chang & Associates to assess the physical conditions of the South Health Center. Public Works also retained Rachlin Architects to perform an assessment of the infrastructure and building systems at the Humphrey Health Center to complement an earlier beautification study that had been conducted by the Internal Services Department (ISD) and Viniegra & Viniegra Architecture.

These assessments/studies have been completed and include options for improvements at varying levels, with hard construction cost estimates that range from \$1.7 million to \$7.6 million at the South Health Center and from \$15.4 million to \$16.6 million at the Humphrey Health Center.

South Health Center

The South Health Center is located at 1522 East 102nd Street in Los Angeles and provides treatment for sexually transmitted diseases, tuberculosis, and other communicable diseases. The facility is also utilized as a field office for community health nurses who visit clients in their homes. The 19,788 square foot facility was

originally built in 1952 with additions constructed in 1961 and 1967. Surface parking for 80 vehicles is available in an adjacent 20,000 square foot lot.

The J.C. Chang & Associates review of the South Health Center included: 1) an assessment of the facility's mechanical, electrical, plumbing, and fire and life safety systems; 2) an evaluation of facility's security, energy efficiency, and disabled accessibility; and 3) a review of the facility's level of compliance with current building codes.

The completed assessment identified deficiencies in accessibility for the physically disabled, the presence of hazardous building materials, inadequacies in the building's ventilation, air balancing, and mechanical systems, and a need for additional security measures. To address these issues, J.C. Chang & Associates identified three options which ranged from complying with building and safety codes to modernizing or replacing the facility.

Option 1: Code Compliance Upgrades – Construction Cost: \$1,711,500

This option would attend to the most critical issues related to fire and life safety and building code requirements, as well as comply with requirements under the Americans with Disabilities Act (ADA) and Health Information Portability and Accountability Act (HIPAA).

Improvements would focus on the refurbishment of building systems, replacement of all major mechanical, heating, cooling, and air handling systems, with minimal upgrades to interior and exterior finishes. Abatement of hazardous materials would be limited to areas impacted by refurbishment activities. The projected useful life of the facility, following the improvements, is estimated at ten years.

Option 2: Facility Modernization – Construction Cost: \$4,962,500

In addition to the code compliance activities included under Option 1, this option would entail a modernization of the overall facility. The modernization would include the removal of most hazardous materials and the gutting and reconstruction of the building's interior.

The medical records storage and break areas would be expanded and security would be enhanced by the addition of a metal detector, Closed Circuit Television and Digital Video Recording systems, and site lighting. The mechanical system would be replaced to provide for a new tuberculosis exhaust system, as well as new plumbing, electrical,

data/communication, fire alarm, and fire sprinkler systems. The facility would be certified under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program and would extend the facility's useful life to twenty years.

Option 3: Facility Replacement – Construction Cost: \$7,622,000

Under this option, the main building would be replaced with a new, expanded facility. The existing modular building and restroom building would be unaffected as part of this project. The new building would have approximately twenty percent (20%) more floor area to allow for expansion, and would be constructed in a two story building to allow for preservation of parking. The facility would be LEED certified at a Silver level and would extend the life expectancy of the facility to fifty years.

It is important to note that these are hard construction cost estimates and do not include design, consultant, permitting, project management, or other "soft" project costs. Also, these estimates do not include transition costs of moving staff to alternate locations during construction. Such costs can vary significantly, depending upon the level of design and County management that is required, as well as the contracting method that is employed.

Our review of the hard construction cost estimates provided by J.C. Chang, however, indicates that the amortization of each option's cost over the term of the facility's useful life following the improvements would result in annual costs of \$171,150 for Option 1, \$248,125 for Option 2, and \$152,440 for Option 3. On this basis, Option 3, due to the facility's longer useful life, would offer the lowest annual cost and presumably, the best overall value. A LEED certified replacement building would also lower the facilities annual operating/maintenance cost. It remains dependent, however, as well as the other options, on the availability of funding for the upfront improvement costs.

Hubert H. Humphrey Comprehensive Health Center

Humphrey Health Center is located at 5850 South Main Street in the Southwest Area of Los Angeles and offers major primary, specialty and ancillary services in an outpatient setting. The facility was originally built in 1976 and is approximately 143,200 s.f. There is an adjacent parking lot consisting of 375 parking spaces with 11 spaces being accessible to the physically disabled.

The assessment of the Humphrey Health Center involved separate studies of the facility's aesthetic needs and the condition of its building systems and infrastructure.

The two studies recommended improvements that, together, are estimated to cost from \$15.4 million to \$16.6 million.

The beautification study for the Humphrey Health Center was conducted by ISD and Viniegra & Viniegra Architecture. It identified aesthetic improvements to the facility's main entrance, waiting area, cafeteria, restrooms, and urgent care, phlebotomy, and second-floor lobby areas. The completed study identified two primary options, which ranged in cost from \$2.1 million to \$3.2 million.

Option A: Minimal Renovation and Repairs – Estimated Cost: \$2,075,557

This option entails the renovation of the lobby, cafeteria, public restrooms on the first floor, the waiting area on the second floor, and repairs to 18 additional restrooms throughout the facility. It also assumes renovation of the urgent care and phlebotomy areas, improved signage, and new exterior painting.

Option B: Expanded Renovation – Estimated Cost: \$3,233,299

This option extends renovation activities beyond the areas identified under Option A to include the pharmacy and information counters and assumes the full renovation of all restrooms in the facility, including ADA accessibility improvements, rather than just repairs.

Public Works managed the assessment of the facility's building systems and infrastructure which was conducted by Rachlin Architects, and P2S Consulting Engineers. The focus of the study was on the building's physical condition, finishes (doors, windows, exterior walls and roof), below-ground sewer line, the building's technology capability, and the mechanical, electrical, and fire alarm systems. The study recommended that the following improvements be considered to improve building operations and extend its useful life:

- repairs to parking spaces, sidewalks, walkways, and entryways;
- repairs to walls, and replacement of damaged windows and skylights;
- replacement of floor and ceiling tiles;
- refurbishment of all restrooms to comply with ADA regulations;
- refurbishment of patient areas to comply with HIPAA regulations;

- repair and replacement of electrical systems to ensure functionality and meet current safety and operating standards;
- repairs to telecommunication systems to ensure compliance with current standards;
- installation of fire sprinklers, smoke detectors, and an automatic fire protection system in compliance with current fire safety codes;
- repair and replacement of heating, ventilation, and air conditioning components; and
- installation of a water pressure regulator, replacement of the non-functioning soft water system, and flushing of sewer lines.

The cost of the recommended building system and infrastructure repairs is estimated by Rachlin Architects and P2S Engineering at \$13,341,820. As was the case with the South Health Center, the cost estimates for the Humphrey Health Center represent only hard construction costs and do not reflect project soft costs or escalation factors. In addition, there is some overlap in the recommendations from the Viniegra and Rachlin studies (e.g. refurbishment of restrooms) which would require refinement in any final project scope.

When combined with the Option A recommendations of the Viniegra study, the building system improvements would result in a total hard construction cost of approximately \$15.4 million. When combined with Viniegra's Option B recommendations, the building system improvements would result in a total hard construction cost of \$16.6 million. Finally, as was the case with the South Health Center, funding has yet to be identified for either option.

If you have any questions, please contact me, or your staff may contact Sabra White at (213) 974-1140, or Dolly Lopez at (213) 974-4362.

WTF:DL:JSE
DJT:SW:DL:z

c: Executive Officer, Board of Supervisors
County Counsel
Director of Health Services
Director of Public Health